

PROPOSED PLAN OF REMEDIAL ACTION

Former Super Soda Center Milford II
Milford, Delaware
DNREC Project No. DE-1583



June 2015

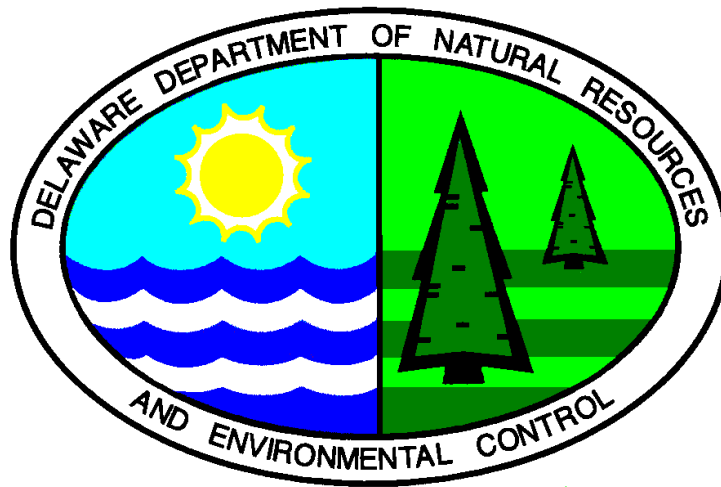
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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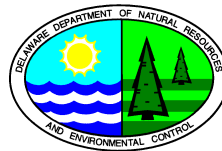
Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

Date



What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at a Site. A legal notice is published in the newspaper advertising the Proposed Plan for a 20-day comment period. DNREC considers and addresses all public comments received and publishes a Final Plan of Remedial Action for the Site.

What is the Former Super Soda Center Milford II Site?

The Former Super Soda Center Milford II Site is located at 320 N.E. Front Street in Milford, Delaware, and consists of one tax parcel, #5-16-18311-01-0300-00001, approximately 0.39 acre in size (Figure 1). The nearest intersection to the Site is N.E. Front Street and N.E. 4th Street. The Site consists of a vacant single-story office building and open areas covered in a mixture of asphalt, concrete, grass, and stone. The property is zoned for commercial use (Figure 2).

What happened at the Former Super Soda Center Milford II Site?

According to historical maps, the Site was utilized for a petroleum distribution facility beginning sometime between 1919 and 1930 until at least 1981. Subsequently, it is reported that a gasoline filling station was operational on the Site from the mid-1980s until 2006. The Site has been vacant since the closure of the filling station.

What is the environmental problem at the Former Super Soda Center Milford II Site?

Due to the identification of leaks of petroleum products into the soil and groundwater from underground storage tanks (USTs) previously located on the Site during its use as a gasoline filling station, environmental investigations were conducted under the jurisdiction of the Tank Management Section (TMS) of DNREC. The four (4) regulated USTs were removed from the Site in May 2010, and in May 2014, DNREC-TMS issued a Conditional No Further Action (NFA) letter for releases from the regulated USTs.

Subsequently, the Site was certified as a Brownfields Site. A Brownfield Investigation performed at the Site in 2014 identified no contaminants of concern (COCs) in either surface or subsurface soil at the Site. The onsite soil meets unrestricted use. However, in groundwater, the metals aluminum, arsenic, barium, beryllium, cobalt, iron and manganese, as well as a former gasoline additive, methyl tert-butyl ether (MTBE), were identified as contaminants of concern (COCs) for a restricted use exposure scenario. Iron and manganese concentrations appeared to be fairly uniform across the Site, while concentrations of the other COCs were localized and

were not detected above DNREC Screening Levels in a majority of the groundwater samples that were collected.

What does the owner want to do at the Former Super Soda Center Milford II Site?

The Site will be rehabilitated by Tax Management Services, Inc. for commercial (restricted) use. The building will be remodeled for office space and some of the open areas will be utilized for parking.

What clean-up actions are needed at the Former Super Soda Center Milford II Site?

DNREC proposes the following remedial actions for the Site, which need to be completed before a Certificate of Completion of Remedy (COCR) can be issued.

1. A draft Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
2. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II) must be recorded in the Office of the Kent County Recorder of Deeds within 90 days of the issuance of the Final Plan of Remedial Action. The Environmental Covenant must include the following activity and/or use restrictions:
 - [a.] Limitation of Groundwater Withdrawal. No groundwater wells shall be installed and no groundwater shall be withdrawn from any well on the Property without the prior written approval of DNREC-SIRS and DNREC Division of Water;
3. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 30 days of the recording of the Environmental Covenant.

What are the long term plans for the Former Super Soda Center Milford II Site after the cleanup?

Based on the results of the BFI, use of site groundwater will be restricted by recording the environmental covenant on the property deed. Also, the DNREC-TMS-issued Conditional NFA letter is contingent upon there being no disturbance of the residual petroleum-impacted media (soil, groundwater) on-site and no change in site use.

How can I find additional information or comment on the Proposed Plan for the Former Super Soda Center Milford II Site?

The complete file on the Site, including the Brownfield Investigation Report, and other various reports, are available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on:

<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on June 21, 2015 and ends at close of business (4:30 pm) on July 13, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Lindsay Hall, Project Officer, or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Site Layout and Surrounding Uses

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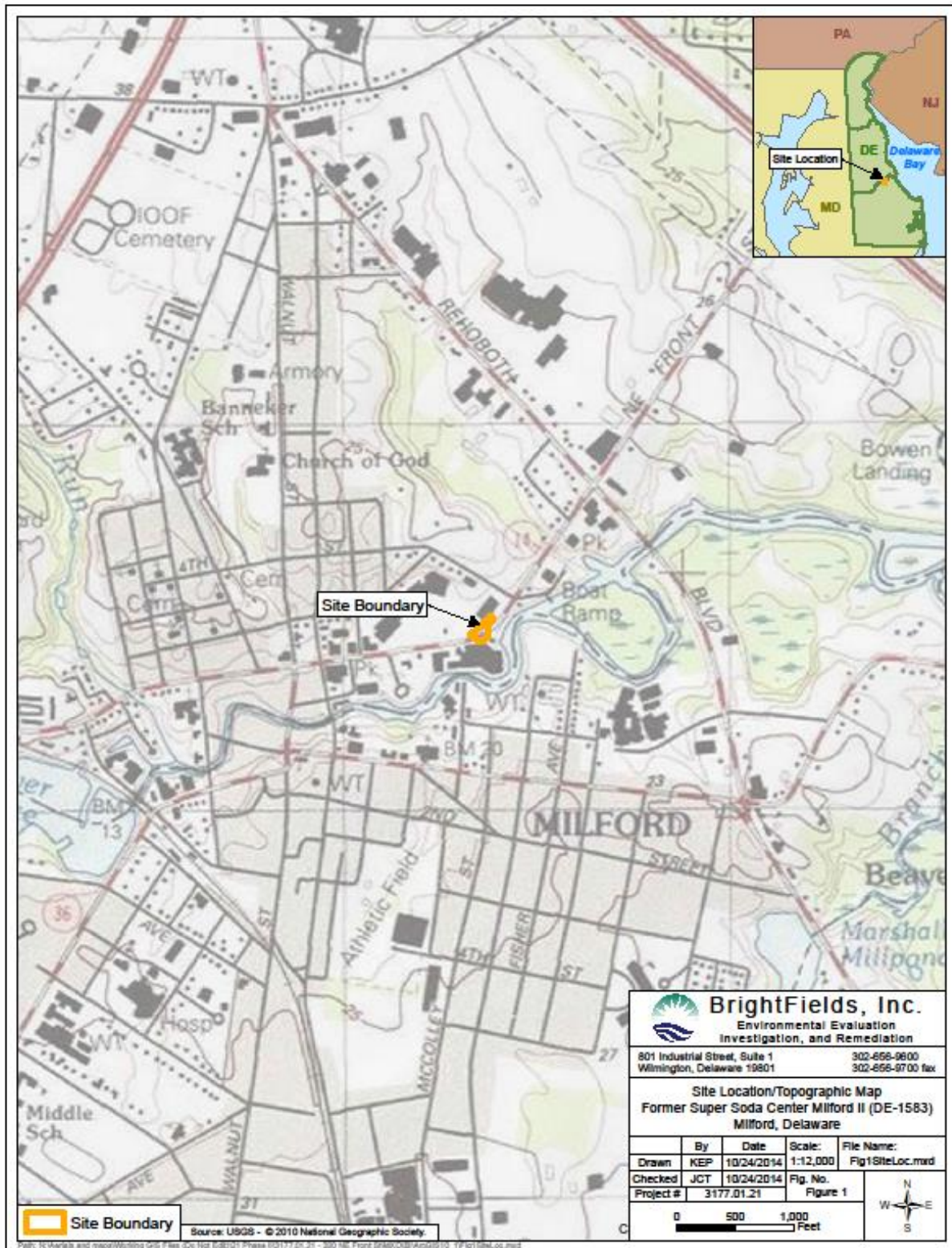


Figure 1

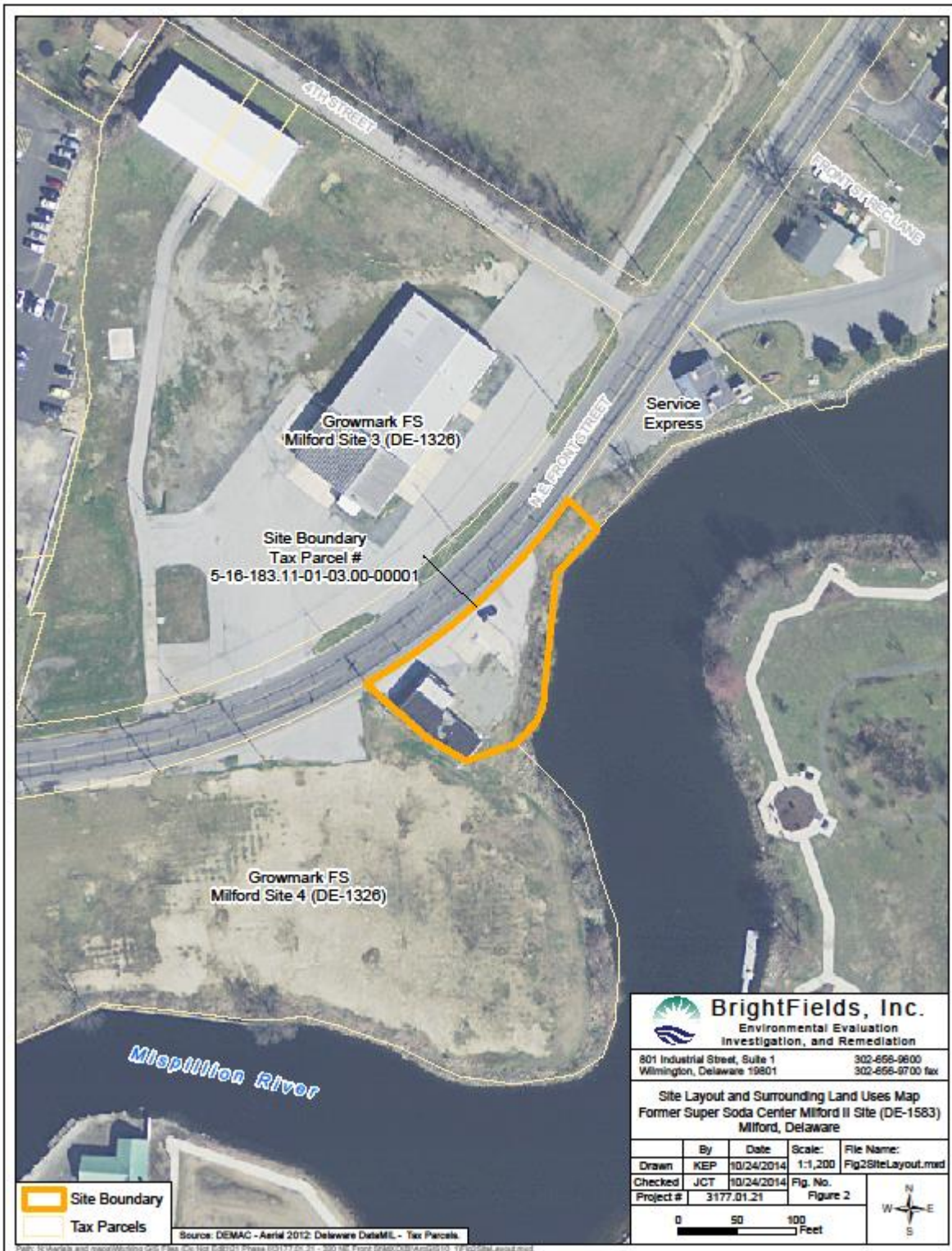


Figure 2

Glossary of Terms Used in this Proposed Plan

Brownfield	Any vacant, abandoned or underutilized real property the development or redevelopment of which may be hindered by the reasonably held belief that the real property may be environmentally contaminated
Brownfield Investigation (BFI)	Thorough environmental study of a site which includes 1) sampling of site environmental media (e.g. soil, groundwater) and/or wastes on the property and 2) conducting a preliminary risk assessment using the data collected to determine the risk posed to human health and the environment
Certification of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial reimbursement funding to a Brownfield Developer for certain environmental investigation and remediation expenses through the Delaware Brownfields Program
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site
Restricted Use	Commercial or Industrial setting
Risk	Likelihood or probability of injury, disease, or death
SIRS	Site Investigation Restoration Section of DNREC, which provides oversight of the investigation and cleanup of sites that were contaminated as a result of past or current use.